101.0	0005	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	986,900	/	986,900
USE VALUE:	986,900	/	986,900
ASSESSED:	986,900	/	986,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SKAMBAS ARTHUR
Owner 2:	SKAMBAS MARIA
Owner 3:	
Street 1:	11 GREELEY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SALAS RAMONA -
Owner 2:	-
Street 1:	11 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,560 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 2386 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6560.000	555,100		431,800	986,900
Total Card	0.151	555,100		431,800	986,900
Total Parcel	0.151	555,100		431,800	986,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.62 | /Parcel: 413.6

Legal Description

User Acct
65333
GIS Ref
GIS Ref
Insp Date
08/08/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 101.0-0005-0022.0

!8110!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	555,000	0	6,560.	431,800	986,800	986,800	Year End Roll	12/18/2019
2019	101	FV	414,800	0	6,560.	437,900	852,700	852,700	Year End Roll	1/3/2019
2018	101	FV	410,800	0	6,560.	326,900	737,700	737,700	Year End Roll	12/20/2017
2017	101	FV	410,800	0	6,560.	296,100	706,900	706,900	Year End Roll	1/3/2017
2016	101	FV	410,800	0	6,560.	283,700	694,500	694,500	Year End	1/4/2016
2015	101	FV	394,800	0	6,560.	240,600	635,400	635,400	Year End Roll	12/11/2014
2014	101	FV	394,800	0	6,560.	228,200	623,000	623,000	Year End Roll	12/16/2013
2013	101	FV	394,800	0	6,560.	217,100	611,900	611,900		12/13/2012

PRINT

Date	Time
12/10/20	22:41:46

LAST REV

Date	Time
08/29/18	10:58:19
apro	

PAT ACCT. 8110

USER DEFINED

Prior Id # 1:	65333
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALAS RAMONA	35268-590		4/12/2002		377,000	No	No		
BASTERI RAMONA	29218-510		10/5/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2013	1661	Alterati	12,500	C				
7/9/2008	537	Addition	105,000	C		G9	GR FY09	2ND FLOOR ADD

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
3/5/2014	External Ins	PC	PHIL C
4/14/2009	Measured	197	PATRIOT
9/5/2002	MLS	MM	Mary M
4/6/2000	Inspected	276	PATRIOT
10/22/1999	Measured	256	PATRIOT
8/2/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6560		Sq. Ft.	Site		0	70.	0.94	5									431,758						431,800	

Total AC/HA:	0.15060	Total SF/SM:	6560	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	431,758	Spl Credit		Total:	431,800

EXTERIOR INFORMATION

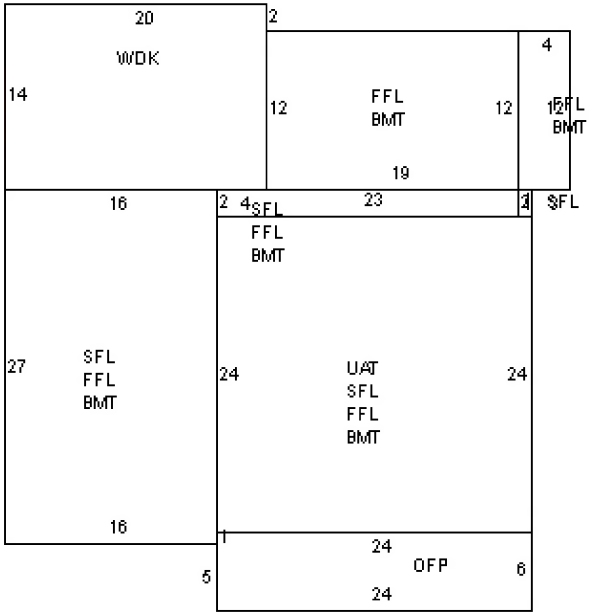
Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

SKETCH



OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	3	HB					

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09006703
Const Adj.:	1.00139987
Adj $ / SQ:	136.449
Other Features:	134337
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581815
Depreciation:	26763
Depreciated Total:	555052

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.09
Special Features:	0	Val/Su Net:	129.58
Final Total:	555100	Val/Su SzAd	232.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,330	40.930	54,443
FFL	First Floor	1,330	136.450	181,477
SFL	Second Floor	1,056	136.450	144,090
WDK	Deck	280	9.580	2,684
OFP	Open Porch	144	28.000	4,032
UAT	Upper Attic	144	54.580	7,859

Net Sketched Area:	4,284			Total:	394,585
Size Ad	2386	Gross Are	4716	FinArea	2386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0005-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	